

PB# 02-05

**VanLeeuwen/Beattie Rd.
(Sub.)**

55-1-119

**TOWN OF NEW WINDSOR
PLANNING BOARD**

APPROVED COPY

DATE: 5-22-02

Map Number 113-02 City H. Windsor
Section 55 Block 1 Lot 132.3 Town H. Windsor
Village H. Windsor
Title: Beattie Road
Dated: 4-5-02 by James Resto Filed: 5-24-02
Approved by James Resto
on 5/28/02
Record Owner Henry Vanbeuren

DONNA L. BENSON
Orange County Clerk

(3 Sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/22/2002	PLANS STAMPED	APPROVED
04/10/2002	P.B. APPEARANCE	ND: APPR
03/27/2002	P.B. APPEARANCE	LA:WVE PH - RETURN
	. ADDRESS MARK'S COMMENTS - DISCUSS FEDERAL WETLANDS W/MARK -	
	. WAIVE PH	
03/06/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155
APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/05/2002	MUNICIPAL HIGHWAY . CULVERT PIPES ARE REQUIRED 18"	04/08/2002	APPROVED
REV1	04/05/2002	MUNICIPAL WATER	04/08/2002	APPROVED
REV1	04/05/2002	MUNICIPAL SEWER	04/16/2002	APPROVED
REV1	04/05/2002	MUNICIPAL FIRE	04/08/2002	APPROVED
REV1	04/05/2002	NYSDOT	/ /	
ORIG	03/15/2002	MUNICIPAL HIGHWAY . 18" DRAINAGE PIPE REQUIRED	03/15/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL WATER	03/19/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL SEWER	03/21/2002	APPROVED
ORIG	03/15/2002	MUNICIPAL FIRE	03/18/2002	APPROVED
ORIG	03/15/2002	NYSDOT	04/05/2002	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/15/2002	EAF SUBMITTED	03/15/2002	WITH APPLIC
ORIG	03/15/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/15/2002	LEAD AGENCY DECLARED	03/27/2002	TOOK LA
ORIG	03/15/2002	DECLARATION (POS/NEG)	04/10/2002	DECL NEG DEC
ORIG	03/15/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	03/15/2002	PUBLIC HEARING HELD	/ /	
ORIG	03/15/2002	WAIVE PUBLIC HEARING	03/27/2002	WAIVED PH
ORIG	03/15/2002	AGRICULTURAL NOTICES	/ /	
ORIG	03/15/2002	BUILDING DEPT REFER NUMBER	/ /	

P.B. #02-05
Approval fee

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#446-2002**

05/16/2002

Henry Vanleeuwen Builder & Developer

**Received \$ 260.00 for Planning Board Fees on 05/16/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/16/2002


PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/15/2002	ONE LOT REC. FEE	CHG	1500.00		
05/15/2002	REC. CK. #2213	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00


5/16/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/16/2002

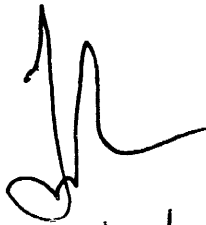
PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/15/2002	REC. CK. #2177	PAID		300.00	
03/27/2002	P.B. ATTY. FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	13.50		
04/10/2002	P.B. ATTY. FEE	CHG	35.00		
04/10/2002	P.B. MINUTES	CHG	9.00		
05/14/2002	P.B. ENGINEER FEE	CHG	158.40		
05/15/2002	RET. TO APPLICANT	CHG	49.10		
		TOTAL:	300.00	300.00	0.00


5/15/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/15/2002	ONE LOT REC. FEE	CHG	1500.00		
			-----	-----	-----
		TOTAL:	1500.00	0.00	1500.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/15/2002	SUB. APPROVAL FEE	CHG	260.00		
			-----	-----	-----
		TOTAL:	260.00	0.00	260.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

____ LOTS @ 150.00 (FIRST 4 LOTS).....\$
____ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

____ LOTS @ 400.00 (FIRST 4 LOTS).....\$
____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 (1)

RECREATION FEES:

____ LOTS @ \$500.00 PER LOT\$ 1500.00 (2)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 158.40
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$
\$ 49.10
To be returned

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

AS OF: 05/13/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 5

FOR WORK DONE PRIOR TO: 05/13/2002

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....												
2-5	197718	03/06/02	TIME	NJE	WS	VANLEUWEEEN SUB BEATT	88.00	0.40	35.20			
2-5	201787	03/25/02	TIME	NJE	MC	VANLEUWEEEN	88.00	0.40	35.20			
2-5	201969	04/10/02	TIME	NJE	MM	VanLeeuwen Sub APPL	88.00	0.10	8.80			
2-5	202270	04/10/02	TIME	NJE	MC	VAN LEUWEEEN SUB	88.00	0.50	44.00			
2-5	205313	05/13/02	TIME	NJE	MR	VANLEUWEEEN	88.00	0.40	35.20			
									=====	=====	=====	=====
TASK TOTAL									158.40	0.00	0.00	158.40
.....												
									=====	=====	=====	=====
GRAND TOTAL									158.40	0.00	0.00	158.40



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

MEMORANDUM

(via fax)

13 May 2002

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: VANLEEUVEN SUBDIVISION
PLANNING BOARD APPLICATION NO. 02-05**

A handwritten signature in dark ink, appearing to read 'mje', is written over the 'FROM' line of the memorandum.

I have reviewed the final plan.

It appears acceptable, and I am not aware of any reason why the plans could not be stamped and released.

Attached is our time printout. *(See sent to you earlier)*

Contact me if you have any questions.

VAN LEEUWEN - BEATTIE ROAD SUBDIVISION (02-05)

Mr. Joseph Pfau and Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. PETRO: Mr. Van Leeuwen's here. Project proposes subdivision of 59.5s acre into 2 single family lots. The plan was previously reviewed at the 27 March, 2002 planning board meeting. Property is located in R-1 zone, meets all bulk requirements. Bulk table has been corrected as requested. Applicant's engineer has addressed all of my previous comments. The planning board may wish to make a determination under SEQRA. We have highway approval, culvert pipes are required 18 inch, but it was approved on 4/8/2002 and fire was approved on 4/8/2002 with no notes. So can I have a motion for negative dec?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under SEQRA process for Van Leeuwen subdivision.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Federal wetlands, Mark, you must have an overlay map, is something caught on there, but I don't think it's--

MR. EDSALL: No, Mr. Pfau responded by indicating from his site visit that it is his belief from his field review that the limit of the Federal wetlands is within the hundred foot buffer of the State wetlands, am I correct?

MR. PFAU: Yes, it's a pretty definitive wetlands line, so the hundred foot is well upland.

MR. VAN LEEUWEN: You can see it again.

MR. PETRO: Tom, do you have anything on this plan?

MR. BRESNAN: No.

MR. ARGENIO: No, I don't have anything.

MR. PETRO: Motion for final?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Van Leeuwen minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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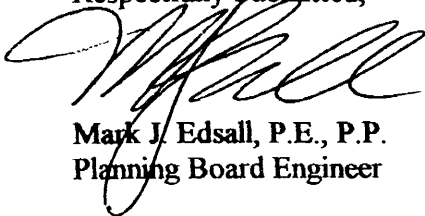
Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANLEEUEWEN MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD (EAST OF ANN ELIZABETH DR.)
SECTION 55 – BLOCK 1 – LOT 119
PROJECT NUMBER: 02-05
DATE: 10 APRIL 2002
DESCRIPTION: THE PROJECT PROPOSES THE SUBDIVISION OF THE 59.5 +/- ACRE
INTO TWO (2) SINGLE-FAMILY LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 27 MARCH 2002 PLANNING BOARD MEETING.

1. The property is located in the R-1 zoning district of the Town, and meets all the bulk requirements. The bulk table has been corrected as requested.
2. The applicants engineer has addressed all my previous comments.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-05-10Apr02.doc

VAN LEEUWEN - BEATTIE ROAD SUBDIVISION (02-05)

Mr. Joseph Pfau and Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision, project proposes subdivision of 59.5 acres into 2 single family lots. This plan was reviewed on a concept basis only. Property is located in an R-1 zoning district of the town which makes a permitted use by right.

MR. PFAU: Good evening. Probably familiar with this property, this property lays on the south side of Beattie Road. The proposal is total of about 59 acres proposal is to cut out a, just about a 2 acre lot, an 84,000 square foot lot on the west side of the property. And lot 2 which will be the remaining lands consists of 57 plus acres has an existing house on the property so the proposal is in essence the creation of one additional building lot.

MR. PETRO: Is this the land that was once going to be called Washington Lake II?

MR. VAN LEEUWEN: No, we checked into that, but the clay doesn't go down deep enough.

MR. PETRO: Concept plan submitted and note the following comments, this plan appears to delineate DEC wetlands which contradicts note number 9 noting the delineation should be indicated, plan should delineate Federal wetlands, bulk table should note 80,000 square foot as a net requirement, in addition to depicting on lot plat. The bulk table should reflect actual numbers for width and frontage and setbacks where applicable. Subsequent plans should include and verify locations for the existing sanitary disposal systems. Planning board may wish to assume lead agency under is SEQRA process. I'll take a motion.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Van Leeuwen minor subdivision on Beattie Road. Is there any further comment from the board members?

If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We're not going to go too far because we're going to have to do a lot of the housekeeping here.

MR. PFAU: I don't know if I should bring this up now or with Mark or Mark's representative about the wetlands, that's really the only thing I'd like to discuss the wetland, DEC wetlands, it's certainly delineated by the DEC and referenced in note number 9, where is that taken from?

MR. DENECA: Mark's main issue there was there I believe the discrepancies in the years, you referenced kind of contradiction with another there, you have a reference date '92 for the wetlands and you have another date here referencing the year '83 and he just wanted you to set it one way or the other and show it on the plan.

MR. PFAU: The only other issue has to do with Federal wetlands. It's our opinion the Federal wetlands lies well within the DEC wetlands or the DEC buffer and whether or not we can just notate that as opposed to going out and doing a full blown Army Corps delineation on this property.

MR. PETRO: I don't care, whatever Mark says, discuss it with Mark, he says fine then you're done with that. Gentlemen, number 4, this is a one lot subdivision, it's R-1 zone, it's permitted use, I'm not in favor of having a public hearing for one additional lot. I don't see any reason for it. That's my opinion. If somebody wants to say otherwise, say now or I will take a motion to waive the public hearing.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board waive the public hearing under its discretionary judgment for the Van Leeuwen minor subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have been having public hearings, Henry, for most subdivisions, we're doing public hearings, but I think one lot is really extreme, especially on 59 acres.

MR. VAN LEEUWEN: Can we get a subject to?

MR. PETRO: No, it's too much. How can I do subject to? It's too important.

MR. VAN LEEUWEN: Okay.

MR. PETRO: I can't do that, it's too much, but you will be on the next agenda, just straighten it out with Mark and we'll see you then.

MR. VAN LEEUWEN: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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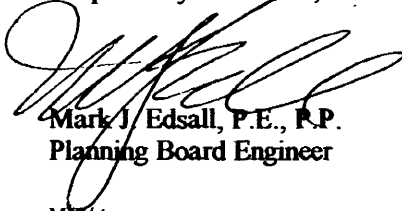
Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANLEEUEWEN MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD (EAST OF ANN ELIZABETH DR.)
SECTION 55 – BLOCK 1 – LOT 119
PROJECT NUMBER: 02-05
DATE: 27 MARCH 2002
DESCRIPTION: THE PROJECT PROPOSES THE SUBDIVISION OF THE 59.5 +/- ACRE INTO TWO
(2) SINGLE-FAMILY LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS
ONLY.

1. The property is located in the R-1 zoning district of the Town.
2. I have reviewed the concept plan submitted and note the following comments:
 - a. The plan appears to delineate DEC wetlands, which appears to contradict note 9. The professional certifying the delineation should be indicated.
 - b. The plan should also delineate Federal wetlands.
 - c. The bulk table should note the 80,000 s.f. as a net requirement, and the table should provide both gross and net numbers (in addition to depicting on lot plat).
 - d. The bulk table should reflect actual numbers for width and frontage, and setbacks where applicable.
 - e. Subsequent plans should include verified locations for the existing sanitary disposal systems from Town records, if available.
 - f. Note 10 from sheet 1 should be included on sheets 2 & 3.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., R.P.
Planning Board Engineer

RESULTS OF P.B. MEETING OF: April 10, 2002

PROJECT: Van Looyen - Bratt's Rd. P.B.# 02-05

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) B S) K VOTE: A4 N 0

2. TAKE LEAD AGENCY: Y N

CARRIED: YES ☒ NO

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

MD, S) K VOTE: A4 NO APPROVED CONDITIONALLY: 4-10-02

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

April 5, 2002

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Lands of VanLeeuwen
Beattie Road – 2 Lot Subdivision
Section 55, Block 1, Lot 119
P&P No. 96203.05

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the revised minor subdivision plans. Revisions are based on the McGoey, Hauser & Edsall review comments dated March 27, 2002. The following are our specific responses in order or comments:

1. No revision to the plan based on comment.
- 2a. The New York State DEC Wetlands notation has been clarified. The information was taken from Filed Map No. 23-95, and Note No. 9 has been revised accordingly. The plans also indicate that the wetlands were flagged by the New York State DEC and located by Greevis and Hildreth.
- 2b. It is our opinion that the ACOE wetland line in the area of proposed construction, is well within the 100 year wetland buffer, and as such, we do not feel that a full wetland delineation is required.
- 2c. The bulk table has been revised to also include an 80,000 s.f. lot area as a net requirement, and the bulk table also now provides both gross and net numbers for both lots.
- 2d. The bulk table now reflects actual numbers for width, frontage, setbacks, etc.
- 2e. The existing septic systems has been revised slightly to be in accordance with Filed Map No. 23-95. We have also received copies of septic system asbuilts from the Building Department (copy enclosed) to verify that these existing septic systems are within the front yards of the properties in question.
- 2f. Note 10 on sheet 1 has also been included on sheets 2 and 3.

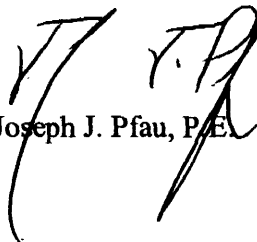
April 5, 2002
Lands of VanLeeuwen
Page 2

3. With regard to SEQRA, there have been no revisions to the plans based on comment. However, the Planning Board has declared themselves lead agent at the previous Planning Board meeting.
4. With regard to a Public Hearing, there have been no revisions to the plans based on comment. Again, the Board had decided to waive the Public Hearing at the previous meeting.

Please place this item on the April 10, 2002 Planning Board agenda for consideration of final approval. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P/E

JJP/tmp
encs.
cc: H. VanLeeuwen, w/encs.
vanleewantbeattieraod2lotpbsubm2

RESULTS OF P.B. MEETING OF: March 27, 2002

PROJECT: Van Leeuwen Sub.

P.B.# 02-05

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

NEGATIVE DEC:

M)__ S)__ VOTE: A__ N__
CARRIED: YES__ NO__

M) L S) B VOTE: A 5 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) B S) K VOTE: A 5 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Address Mark's comments</i>
<i>discuss Federal Wetlands w/ Mark</i>
<i>Next Agenda</i>



Town of New Windsor

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Fax: (845) 563-4693

Assessors Office

March 22, 2002

Henry Van Leeuwen
Windsor Highway
New Windsor, NY 12553

Re: 55-2-132.3

Dear Mr. Van Leeuwen:

According to our records, the attached list of property owners are within five hundred(500) feet of the above referenced property.

Parcels marked withh an asterisk(*) represent abutting parcels, and three(***) represent That the parcel is both abutting and located within an Agricultural District.

*Please be advised that the subject property is also included in the Agricultural District.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/srr

Attachments

CC: Myra Mason, PB

55-1-25.2
Mary Roche & Mary & Louise Jezik
2 Gerstein Drive
Croton-on-Hudson, NY 10520

55-1-96.21
Joan Levine
325 Beattie Road
Washingtonville, NY 10992

55-1-122
Eugene & Janis Cash
285 Beattie Road
Washingtonville, NY 10992

55-1-42.4
R & C Mulligan Corp*
508 Beattie Road
Rock Tavern, NY 12575

55-1-116.1
Raymond & Loretta Sullivan
328 Beattie Road
Washingtonville, NY 10992

55-1-132.1 *
David & Debra Mania
42 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-60 ***
Diana & Margaret Duskin ✓
PO Box 268
Washingtonville, NY 10992

55-1-117
Darlene & John Mowbray
318 Beattie Road
Washingtonville, NY 10992

55-1-132.2 *
Charles & Kathleen Wilt
23 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-61 ***
Thomas & Jacquelyn DeGroat ✓
PO Box 211
Layton, NJ 07851

55-1-118 *
Jan & Alice Polman
330 Beattie Road
Washingtonville, NY 10992

55-1-134
Michalis & Stavroula
& Christina Kotsamanidis
20 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-65.21 *
Henry & Beth Jezik
306 Beattie Road
Washingtonville, NY 10992

55-1-119.1 *
Joseph & Susan Picone
17 Ann Elizabeth Drive
Washingtonville, NY 10992

55-2-1 *
Ira & Marie Kurtz
2 Maclean Drive
Rock Tavern, NY 12575

55-1-65.22
Robert Jezik
PO Box 32
Rock Tavern, NY 12575

55-1-119.2
Timothy & Donna Santiago
16 Ann Elizabeth Drive
Washingtonville, NY 10992

55-2-2
Joseph Jr. & Susan Filoreto
4 Maclean Drive
Rock Tavern, NY 12575

55-1-65.23
Louis Jezik
282 Beattie Road
Washingtonville, NY 10992

55-1-119.31 *
Linda Panzner
28 Ann Elizabeth Drive
Washingtonville, NY 10992

55-2-3
Diane Jacob
6 Maclean Drive
Rock Tavern, NY 12575

55-1-65.4 *
Thomas & Heidi Gamble
373 Beattie Road
Rock Tavern, NY 12575

55-1-119.41 *
James & Holly Dexter
38 Ann Elizabeth Drive
New Windsor, NY 12553

55-2-9
John O'Donoghue & Carol McGrath
11 Maclean Drive
Rock Tavern, NY 12575

55-1-66 *
William & Eileen Gamble
377 Beattie Road
Rock Tavern, NY 12575

55-1-120
Richard & Mirella Di Paola
295 Beattie Road
Washingtonville, NY 10992

55-2-10
John & Jean Dunn
9 Maclean Drive
New Windsor, NY 12553

55-1-95.1 & 55-1-95.2
Brian & Linda Gilmartin
309 Beattie Road
Washingtonville, NY 10992

55-1-121
Jerald & Rachael Fiedelholz
301 Beattie Road
Washingtonville, NY 10992

55-2-11
Jorge & Ileana Mendoza
7 Maclean Drive
Rock Tavern, NY 12575

55-1-96.12 *

William IV & Larisa Jackson
335 Beattie Road
Washingtonville, NY 10992

55-2-12

Bruce & Laura Hermann
5 Maclean Drive
Rock Tavern, NY 12575

George Meyers
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

Mark Edsall, P.E.
McGoey and Hauser
Consulting Engineer, P.C.
33 Airport Center Drive Suite 202
New Windsor, NY 12553

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#267-2002**

03/18/2002

Henry Vanleeuwen Builder & Developer *#02-05*

**Received \$ 50.00 for Planning Board Fees on 03/18/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/18/2002

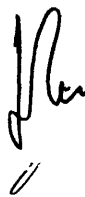
PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-5

NAME: VAN LEEUWEN - BEATTIE RD 2-LOT PA2002-155
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/15/2002	REC. CK. #2177	PAID		300.00	
			-----	-----	-----
		TOTAL:	0.00	300.00	-300.00





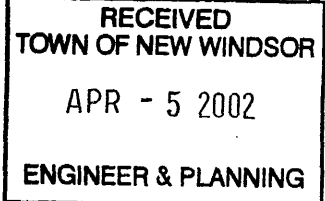
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 4-9-02

THE MAPS AND/OR PLANS FOR:

Van Learner - Beattie Rd
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 4/16/02



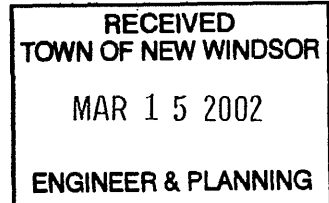
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3/25/02

THE MAPS AND/OR PLANS FOR:

Van Leeuwen - Beattie Rd. - 2-Lot
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: SEPTIC SYSTEMS

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 3/21/02



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

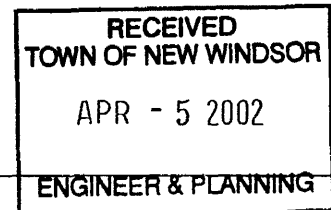
RECEIVED

APR 08 2002

N.W. HIGHWAY DEPT.

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 4-9-02

THE MAPS AND/OR PLANS FOR:

Van Liewen - Beattie Rd.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: culvert Pipes are Required 18"

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date 4/8/02



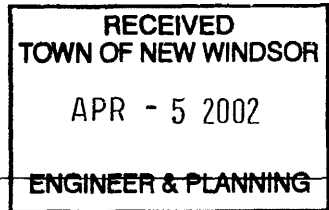
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 4-9-02

THE MAPS AND/OR PLANS FOR:

VanLeeuwen - Beattie Rd
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no town water in this area.

☐ DISAPPROVED:

Notes: _____

Signature: Steve Di... Date: 4-8-02
Reviewed by: _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 8, 2002

SUBJECT: Van Leeuwen Subdivision

Planning Board Reference Number: PB-02-05

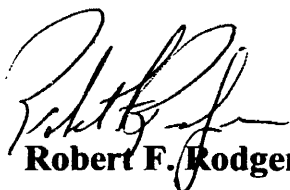
Dated: 5 April 2002

Fire Prevention Reference Number: FPS-02-021

A review of the above referenced subject subdivision plan was conducted on 8 April 2002.

This subdivision plan is acceptable.

Plans Dated: 5 April 2002 Revision 3


Robert F. Rodgers

RFR/dh



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

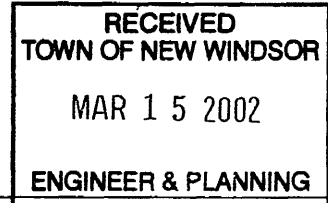
RECEIVED

MAR 18 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3/25/02

THE MAPS AND/OR PLANS FOR:

Vanderwever - Battie Rd - 2-Lot
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: 18" orange pipe required.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date _____



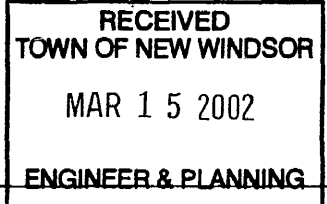
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3/25/02

THE MAPS AND/OR PLANS FOR:

Van Leeuwen - Beattie Rd. - 2-Lot
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: No Town Water in this area

☐ **DISAPPROVED:**

Notes: _____

Signature: [Signature] 3-14-02
Reviewed by: _____ Date



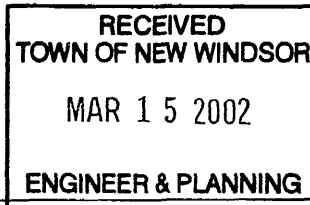
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☒ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-05 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3/25/02

THE MAPS AND/OR PLANS FOR:

Van Liewen - Beattie Rd - 2-Lot
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: [Signature] Reviewed by: [Signature] Date: 10/15/02

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: March 18, 2002

SUBJECT: Van Leeuwen Subdivision

Planning Board Reference Number: PB-02-05

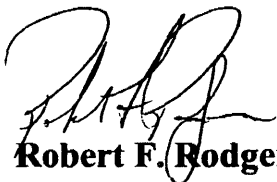
Dated: 15 March 2002

Fire Prevention Reference Number: FPS-02-016

**A review of the above referenced subdivision plan was conducted on
18 March 2002.**

This subdivision plan is acceptable.

Plans Dated: 11 March 2002 Revision 2


Robert F. Rodgers

RFR/dh

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision XX Lot Line Change XX Site Plan XX Special Permit XX

Tax Map Designation: Sec. 55 Block 1 Lot 119

BUILDING DEPARTMENT REFERRAL NUMBER 2002 - 155

1. Name of Project Beattie Road - 2 Lot Subdivision

2. Owner of Record Henry VanLeeuwen Phone 562-0532

Address: 70 Windsor Highway, New Windsor, New York 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS OWNER Phone

Address: _____
 (Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Pietrzak & Pfau, PLLC Phone 294-0606

Address: 262 Greenwich Avenue, Suite A, Goshen, New York 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

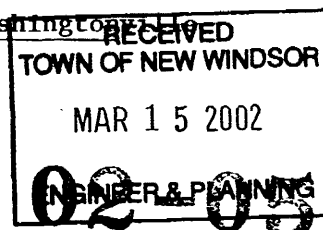
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

<u>Pietrzak & Pfau, PLLC</u>	<u>294-0606</u>
(Name)	(Phone)

7. Project Location: On the southeast side of Beattie Road 250 feet
 (Direction) (Street) (No.)
northeast of Ann Elizabeth Drive
 (Direction) (Street)

8. Project Data: Acreage 59.47± Zone R-1 School Dist. Washington



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes XX No

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Two (2) lot residential subdivision

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no XX

12. Has a Special Permit previously been granted for this property? yes no XX

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

11th DAY OF March 1XX 2002


APPLICANT'S SIGNATURE


NOTARY PUBLIC

Theresa Panico
Notary Public, State of New York
No. 01PA5028266
Qualified in Orange County
Commission Expires May 31, 2002

Henry VanLeeuwen

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED
TOWN OF NEW WINDSOR

DATE APPLICATION RECEIVED
MAR 15 2002

ENGINEER & PLANNING

02-05

APPLICATION NUMBER

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan Beattie Road - 2 Lot Subdivision for the proposed Two (2) lot subdivision
(briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Henry VanLeeuwen
Name

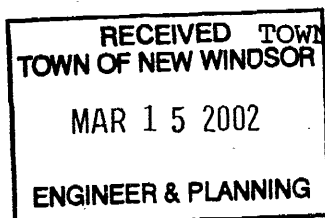
Address: 70 Windsor Highway
New Windsor, New York 12553

Project Location: 55-1-119
Tax Map # Sec., Block, Lot

Street: Beattie Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: 3/11/02



OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman

02-05

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Henry VanLeeuwen

70 Windsor Highway, New Windsor, New York 12553

2. Description of proposed project and its locations:

Two (2) lot residential subdivision, boht lots will access Beattie Road.

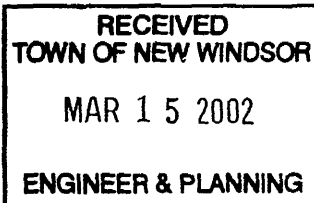
3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

55-1-61 Thomas & Jacquelyn DeGróat - P.O. Box 211, Layton, NJ 07851-0211 (Dairy Farm)

55-1-60 Diana & Margaret Duskin -- P.O. Box 268, Washingtonville, NY 10992 (Field & Seed)

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



02-05

PROJECT I.D. NUMBER

617.21

SEQR

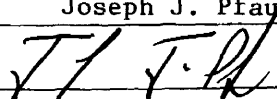
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Henry VanLeeuwen	2. PROJECT NAME Beattie Road - 2 Lot Subdivision
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Southeast side of Beattie Road, 250 feet northeast of Ann Elizabeth Drive.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Two (2) lot residential subdivision. Both lots will utilize existing road frontage. One (1) lot has an existing house, well & septic; the other lot will have proposed house, well & septic.	
7. AMOUNT OF LAND AFFECTED: Initially 59.47± acres Ultimately 59.47± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board - Subdivision Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Joseph J. Pfau, P.E.	Date: 3/11/02
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with the assessment

OVER

1

MAR 15 2002

ENGINEER & PLANNING

02-05

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

RECEIVED
TOWN OF NEW WINDSOR

MAR 15 2002

ENGINEER & PLANNING

02-05

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

HENRY P. VAN LEEUWEN, deposes and says that he resides
(OWNER)
at 345 Beattie rd in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 55 Block 1 Lot 32.3)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Pieting & Son, Greenwiche Ave, Goshen N.Y.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3/12/02

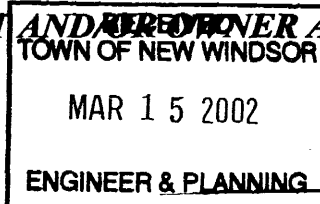
Donna Fisher
Witness' Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND OWNER AT THE MEETINGS.**



02-05

TAX PAYMENT RECEIPT

CTL # 43-129

COUNTY AND TOWN TAXES
TOWN OF NEW WINDSOR, COUNTY OF ORANGE NY
* FISCAL YEAR: 1/1/02 - 12/31/02

* WARRANT DATE: 12/28/01

Bill No: 7863
Sequence No: 7863
Page No: 1 of 1

MAKE CHECKS PAYABLE TO:

MARY ANN NOTALING
RECEIVER OF TAXES
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
(845) 563-4627

TO PAY IN PERSON:

NEW WINDSOR TOWN HALL
8:30-4:30 MON THROUGH FRI
TAX PAYABLE JAN FEB MARCH
1 PAYMENT ONLY.TEL 563-4627

PROPERTY DESCRIPTION & LOCATION

SWIS: 334800 S-B-L: 55-1-132.3
Property Location: ANN ELIZABETH DR
Municipality: NEW WINDSOR
School: WASHINGTONVILLE CSD

RURAL RES Roll Sect. 1
Parcel Size: 59.50 Acres

Account No:

VAN LEEUWEN HENRY B
ELIZABETH ANN
345 BEATTIE ROAD
ROCK TAVERN NY 12575

RECEIVED
RECEIVER OF TAXES
TOWN OF NEW WINDSOR

Estimated State Aid: CNTY 67,543,573
TOWN 207,000

PROPERTY TAXPAYER'S BILL OF RIGHTS

The assessor estimated the Full Market Value of this Property as of January 1, 2001 was: 156,333
The Total Assessed Value of this property is: 46,900
The Uniform Percentage of Value used to establish assessments in your municipality was: 30.00%
If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

EXEMPTIONS

Exemption	Value	Tax Purpose	Exemption	Value	Tax Purpose	Exemption	Value	Tax Purpose
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PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rate per \$1000 or per Unit	Tax Amount
COUNTY	62,316,617	0.0	46,900.00	12.088400	566.95
TOWN	3,557,121	2.0	46,900.00	11.035300	517.56
HIGHWAY	2,027,070	1.2	46,900.00	6.276000	294.34
RURAL FIRE	63,200	1.1	46,900.00 TO	1.416400	66.43
NW AMBULANCE	211,400	5.1	46,900.00 TO	.590300	27.69

PAYMENT SCHEDULE

Pay By	Penalty	Amount	Total Due
JAN 2002	0.00	1,472.97	1,472.97
FEB 2002	14.73	1,472.97	1,487.70
MAR 2002	31.46*	1,472.97	1,504.43

TOTAL TAXES: 1,472.97

NYS MANDATED SERVICES ACCOUNT FOR 74% OF YOUR COUNTY TAX

Apply for Third Party Notification by: 11/01/2002
TAXES PAID BY: VAN LEEUWEN HENRY B ON 01/31/2002

*** * TAX PAYMENT RECEIPT * ***

CTL # 43-129

Bill No: 7863

334800 55-1-132.3

VAN LEEUWEN HENRY B

ELIZABETH ANN

345 BEATTIE ROAD

ROCK TAVERN NY 12575

	TAX	PNLTY	OVR-PMT	TOTAL
CHGD:	1472.97			1472.97
- PD:	1472.97			1472.97

AMT-DUE: 0.00

0.00

PAYMENT SCHEDULE

Pay By	Penalty	Amount	Total Due
JAN 2002	0.00	1,472.97	1,472.97
FEB 2002	14.73	1,472.97	1,487.70
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TOTAL TAXES: 1,472.97


NYS MANDATED SERVICES ACCOUNT FOR 74% OF YOUR COUNTY TAX

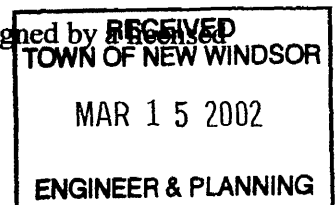
Apply for Third Party Notification by: 11/01/2002
TAXES PAID BY: VAN LEEUWEN HENRY B ON 01/31/2002

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

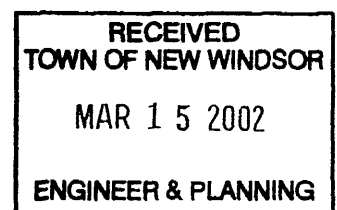
1. XX Name and address of Applicant.
- * 2. XX Name and address of Owner.
3. XX Subdivision name and location
4. XX **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. XX Tax Map Data (Section, Block & Lot).
6. XX Location Map at a scale of 1" = 2,000 ft.
7. XX Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. XX Date of plat preparation and/or date of any plat revisions.
10. XX Scale the plat is drawn to and North arrow.
11. XX Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. XX Surveyor's certificate.
13. XX Surveyor's seal and signature.
14. XX Name of adjoining owners.
15. XX Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. _____ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. XX Final metes and bounds.



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19. XX Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. N/A Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. XX Lot area (in square feet for each lot less than 2 acres).
24. XX Number the lots including residual lot.
25. XX Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. _____ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. XX Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. XX Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. XX Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A septic system design notes as required by the Town of New Windsor.
32. XX Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. XX Indicate percentage and direction of grade.
34. XX Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. XX A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

3-11-02

Date

